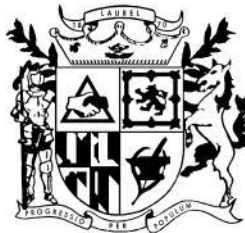


The Honorable G. Rick Wilson, Chair
Dennis Grant Vice Chairman
Vacancy
Council President Smith, Ex Officio Member
Bill Wellford
Vacancy
Roy Smith, Alternate



Stephanie Anderson, City Solicitor

Jay Meashey, Director
Department of Economic and Community Development

CITY OF LAUREL PLANNING COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • 301-725-5300

Commission usually meets Second Tuesday of each Month

SIX HUNDRED-TWENTY FIFTH MEETING – REGULAR TUESDAY, SEPTEMBER 15, 2026 – 6:00 P.M. MINUTES

The meeting was held in person in the Council Chambers. Chairman Wilson presiding. The roll was called with Mr. Wellford, Mr. Grant and Mr. Smith. From the Department of Economic & Community Development, Mr. Jay Meashey, Director, Ms. Raven Nee, Deputy Director and Ms. Brooke Herring, Community Development Coordinator, were in attendance. There were approximately fifty (50) members of the public in attendance.

The minutes from the July 14, 2026, meeting were approved as written, on motion by Mr. Wellford, seconded by Mr. Grant, carried on a roll call vote of all members present.

The next item on the agenda was for an extension of the validity period for Preliminary Subdivision Plan No. 956, Corridor Center, located at 6902 Contee Road Laurel, Maryland 20707, filed by Pulte Home Company LLC., 400 Legato Road, Suite 900 Fairfax, Virginia 22033. Mr. Meashey presented the staff report and explained that the requirements for an extension were satisfactory. The delay in obtaining final plat approval was attributed to the Prince George's County development process, including a water and sewer category change request.

Mr. Edward Gibbs, Esquire, Gibbs and Haller, 1300 Caraway Court Suite 102 Largo, Maryland 20772, a representative of Pulte Home Company, LLC, explained the development approval process and stated that the applicant had proceeded promptly with the required approvals. A request to change the property's water and sewer category from Category 4 to Category 3 was ultimately subjected to County legislative review and denied in June 2026, requiring the applicant to resubmit the request. He stated that the County process caused the delay and requested the one-year extension.

Following questions from the Commission, Chairman Wilson noted the respective planning and zoning jurisdictions of the City and Prince George's County.

The public hearing was opened at approximately 6:10 p.m.

There was nobody signed up to speak.

The public hearing closed at approximately 6:11 p.m.

The Commission, on motion by Mr. Wellford, seconded by Mr. Smith, and carried on a roll call vote of all members present, voted to **approve** the Preliminary Subdivision Plan Approval Extension and Resolution No. 26-13-PC as presented in the Technical Staff Report.

The next item on the agenda was for an Amended Site and Landscape Plan and Resolution No. 26-06-PC for the Islamic Community Center of Laurel, located at 7306 Contee Road, filed by the North American Islamic Trust, 7306 Contee Road, Laurel, Maryland 20707. Ms. Nee explained that the applicant proposes an expansion of the existing house of worship and parking lot, along with improvements to the stormwater management facilities. The proposed expansion includes approximately 66,508 square feet of first-floor building area and a total of 160 parking spaces, including seven accessible spaces. The plan currently includes four EV charging spaces; she noted that 16 spaces would be required under the ULDC unless a Variance is applied for and approved. The proposed plan provides the required 65 percent net lot green area. Additional landscaping and approximately 0.14 acres of right-of-way dedication along Contee Road are also proposed. Ms. Nee recommended approval, subject to the conditions identified in the Technical Staff Report.

The applicant's representative, Mr. Abdullah Hijazi, Hijazi & Carroll, P.A., 3231 Superior Lane, Suite A-26 Bowie, Maryland 20715, stated he appreciates the completed staff report, and they continue to invest money into improvements at the property. He added this may seem like a major expansion, however, it's essentially only approximately a 10.6% increase in lot coverage. He explained with the other adjoining land coverage, the mosque purchased during COVID-19, it would be only 2%. Lastly, he stated they agree with the conditions, however if they believe there are issues with the EV chargers, they may come back for a Variance later.

Chairman Wilson opened the public hearing at 6:19 p.m.

There was nobody signed up to speak.

Chairman Wilson closed the public hearing at 6:20 p.m.

The Commission, on motion by Mr. Smith, seconded by Mr. Grant, and carried on a roll-call vote of all members present, voted to **approve** the Amended Site and Landscape Plan Application and Resolution No. 26-06-PC as presented in the Technical Staff Report.

Next on the agenda was Text Amendment No. 270 (Ordinance No. 2057), filed by the Mayor and City Council of Laurel. Mr. Meashey presented the Technical Staff Report dated September 8, 2026, he addressed Commissioners and explained this Text Amendment is the first of three (3) Text Amendments being considered during this month. Mr. Meashey stated this request would amend the ULDC to comply with State requirements concerning Accessory Dwelling Units (ADUs). The proposed amendments address ADU definitions, use and occupancy permits, amended site and landscape approval, permitted districts, owner-occupancy, height and setback requirements, size limitations, parking, trailers, existing ADUs, historic district review, and water and sewer requirements. This allows one (1) ADU by right in the R-5, R-55, and RMD districts and requiring a special exception in other residential districts. The proposal would require one (1) of the two (2) dwelling units to be owner-occupied, establish an 18-foot maximum height for detached ADUs, apply a five-foot setback, limit ADUs to 75 percent of the primary dwelling's size, and establish a minimum size of 200 square feet. He also discussed parking requirements, existing ADUs, enforcement, HOA considerations, modular and prefabricated ADUs, and the prohibition of short-term rentals.

The Commission discussed the proposed definition of “subordinate,” owner-occupancy, parking, enforcement, impact fees, and other implementation issues. It was noted that ADUs would remain subject to applicable impact fees based on its review of State guidance.

The Commission, on motion by Mr. Smith, seconded by Mr. Grant, and carried by roll call vote of all members present, **recommended** approval of Text Amendment Application No. 270 (Ordinance No. 2057) as presented in the Technical Staff Report and proposed ordinance to the Mayor and City Council.

Next on the agenda was Text Amendment No. 271 (Ordinance No. 2058), filed by the Mayor and City Council of Laurel. Mr. Meashey presented the Technical Staff Report dated September 8, 2026, and explained that amendments to Maryland’s Forest Conservation Act require the City to update its development code. The City must maintain consistency with the State’s Natural Resources Article in order to retain its authority to review and approve forest stand delineations and forest conservation plans for applicable development projects. Mr. Meashey stated he submitted the City’s existing Forest Conservation provisions to the Maryland Department of Natural Resources (DNR) Regional Urban Forestry Coordinator for Prince George’s County. DNR reviewed the City’s regulations and provided specific changes necessary to bring the ULDC into compliance with State requirements. He emphasized that Text Amendment No. 271 is intended solely to achieve State compliance. Unlike the previous amendment, staff did not propose policy changes specifically tailored to the City of Laurel. He anticipates undertaking a more comprehensive review of the City’s Forest Conservation requirements after adoption of the Master Plan, with stakeholder input from the Tree Board, Environmental Affairs Committee, and other interested parties.

Mr. Meashey stated that a more comprehensive review of the City's Forest Conservation regulations is anticipated within approximately the next nine (9) months. Following adoption of the Master Plan, he expects to review the City's Landscape Manual, which has not been updated in approximately 11 years, in conjunction with the Forest Conservation provisions. The future review will consider how the regulations can be better aligned with the City's policies and objectives.

Commissioners discussed the State's recent changes to Forest Conservation requirements, including provisions affecting renewable energy projects and reforestation.

The Commission, on motion by Mr. Wellford seconded by Mr. Grant, and carried on a roll call vote of all members present, voted to **recommend** approval of Text Amendment Application No. 271 (Ordinance 2058) as presented in the Technical Staff Report and proposed ordinance to the Mayor and City Council.

Next on the agenda was Text Amendment No. 272 (Ordinance No. 2059), filed by the Mayor and City Council of Laurel. Mr. Meashey presented the Technical Staff Report dated September 8, 2026, which would amend the ULDC to comply with the Maryland Housing Certainty Act adopted during the 2026 General Assembly session. The amendment would establish a five (5) year period to begin construction following final approval of applicable residential developments, revise the timing of certain impact fee payments, allow electronic submission of applications and plans, define applicable State terminology, and establish that the regulations in effect when a complete residential development application is submitted generally govern the application. Pre-application materials would not establish the applicable regulations.

There was no major discussion on this item.

The Commission, on motion by Mr. Wellford seconded by Mr. Grant, and carried on a roll call vote of all members present, voted to **recommend** approval of Text Amendment Application No. 272 (Ordinance 2059) as presented in the Technical Staff Report and proposed ordinance to the Mayor and City Council.

The Chairman thanked staff for their work.

The meeting was adjourned at approximately 7:12 p.m.

Approved: *Brooke Herring* **Date:** 10/20/2026

